

**DEXTER VILLAGE COUNCIL  
REGULAR MEETING  
MONDAY, JULY 14, 2014**

**A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

The meeting was called to order at 7:30 PM by President Keough at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

**B. ROLL CALL:** President Keough

J. Carson  
D. Fisher  
J. Semifero

P. Cousins-arr at 7:33  
J. Knight  
R. Tell

Also present: Donna Dettling, Village Manager; Courtney Nicholls, Assistant Village Manager; Michelle Aniol, Community Development Manager; Carol Jones, Village Clerk; Dan Schlaff, Public Services Superintendent; Scott Maurer, Assistant Public Services Superintendent; Robert Mester, Sewer and Water Department; Patrick Droze, Orchard, Hiltz & McCliment; Dan Smith; Washtenaw County Commissioner for District 2; residents and media.

**C. APPROVAL OF THE MINUTES**

1. Regular Council Meeting – June 23, 2014

Motion Tell; support Knight to approve the minutes of the Regular Council Meeting of June 23, 2014 as presented.

Unanimous voice vote approval with Trustee Cousins absent.

**D. PREARRANGED PARTICIPATION**

**Robert Murphy – Request for Improved Sound System**

Robert Murphy of 3713 Bristol Drive, Dexter discussed his proposal to improve the sound system at the Dexter Senior Center. He proposed using a five foot speaker to improve the meeting rooms sound for the audience. Mr. Murphy also stated that sound issues may keep residents from attending meetings.

**E. APPROVAL OF THE AGENDA**

Motion Tell; support Fisher to approve the agenda with the addition of Article VIII and Article X to item L-3, Recommendation from Planning Commission on Zoning Ordinance amendments.

Unanimous voice vote approval.

## **F. PUBLIC HEARINGS**

*Action on each public hearing will be taken immediately following the close of the hearing*

None

## **G. NON-ARRANGED PARTICIPATION**

Sandy Eaton of 277 Victoria Drive, Dexter spoke on behalf of some of the Victoria Condominium owners stating that they are not satisfied with the following property maintenance items:

- frequency of mowing and weeding,
- shrubs are planted too close to the AC units,
- snow removal this past winter that was not done on a timely bases,
- some damage on the ends of driveways and sidewalks which need replacing, and
- water problems around the buildings with a need for grading.

She asked that if Deputy Homes receives approval of their Site Plan this evening that the needed repairs be contingent on this approval.

David Klaft of Deputy Homes stated that the company will work with the homeowners.

Mike Vickers of 287 Victoria Drive, Dexter stated that the residents living at the Victoria Condos would like to have more input on the services needed such as snow removal and landscaping and offered his services to assist both parties.

Robert Murphy of 3713 Bristol Drive, Dexter understands the concerns the Victoria Condo residents have but feels that the condo area is 100% better than it was previously.

Paul Cousins of 7648 Forest, Dexter distributed copies of the Old DAPCO space that shows areas which can provide temporary parking during events in Dexter such as Dexter Daze. These parking areas would be the paved areas on the site and could provide 62-64 spaces. The area that is currently being used for construction staging could provide an additional 30 spaces. These spaces could be identified with signage as Trail Head Parking.

## **H. COMMUNICATIONS:**

1. Upcoming Meeting List
2. Sign Calendar
3. Washtenaw County Treasurer -- Notice of Property Auction

## **I. REPORTS**

1. Public Services Superintendent – Dan Schlaff

Mr. Schlaff submits his progress report of the DPW and Water/Sewer per packet.  
Mr. Schlaff gave the following updates:

- Scott Maurer and Eric Hartman have received their D (Certification of Sewage Treatment Works Operators) license and Tim Stewart received his D-3 (Certification as a drinking water operator) license.
- Sludge – we are digesting sludge and will soon do the final start up with the methane system.
- Ann Arbor Street is going well. Have 2-3 water services yet to do and then begins the removing of the curbing.
- Received a call from the City of Chelsea for help from a recent storm for tree and brush removal. Sent two DPW workers and the chipper last Wednesday to help out returning the help we received after the tornado.
- Water usage – with the amount of rain we have received water usage levels are doing well.

## 2. Community Development Manager – Michelle Aniol

Ms. Aniol submits her report as per packet and gave the following updates:

- The Redevelopment Ready Communities is on the agenda to approve. Have met regarding the Baseline Assessment study and have at least one other community interested in the Target Market Analysis.
- ZBA will hold a special meeting on July 31 regarding a needed variance for a homeowner/child care facility.
- Provided information on the Dexter Crossing Commercial administrative review. Question from Council was there an opportunity missed for improvements such as the sidewalk to Dan Hoey that was in the original request. Discussion followed.
- Request for off street parking and front yard setback for MC3 in the Industrial Park. This is also an administrative review process but prior to the review the request went to the Planning Commission for their approval of one aspect of the request.

## 3. Boards, Commissions. & Other Reports-“Bi-annual or as needed”

*Washtenaw County Sheriff – June 2014 Written Update*

## 4. Subcommittee Reports

*Facilities – Update from July 11, 2013 Kick Off Meeting*

- Trustee Cousins reported that the committee had a great meeting with Partners in Architecture who will be doing the feasibility study and the public will be included in this process.

*Road Plan – Crack Seal Bid & Update from July 10, 2014 Meeting-Joe Semifero*

- The crack seal bid will be going out tomorrow (July 15) due back by the end of the month in order to do this project in August.
- Installation of an island in Cushing Court – reasons for this change are aesthetics, traffic flow, reduced maintenance and reduced amounts of asphalt when re-coating or paving. The next step will be to contact the residents to discuss the change. Discussion followed.
- Main Street – Trustee Carson spoke regarding approval was given to fix parking spaces on the north side of Main Street at the last Council Meeting. Since then he spoke of receiving calls from business owners

about postponing the repairs due to the Ann Arbor Street construction this summer. The Road Committee would like to have these repairs postponed until 2015.

Motion Carson; support Fisher to postpone the repair construction on Main Street until FY ~~2405~~2015-2016.

Ayes: Carson, Fisher, Knight, Semifero, Tell and Keough

Nays: Cousins

Motion carries 6 -1

## 5. Village Manager Report

Mrs. Dettling submits her report as per packet. Mrs. Dettling gave the following verbal updates:

- Is there any interest in touring the Wastewater Treatment Plant prior to the next Council Meeting as a culmination to the Sludge Project?
- Thanked Trustee Carson for including information on the Personal Property Tax proposal for the August ballot.
- Blackhawk Case – This will close once we receive the check from Mr. Kingsley.
- MERS Projection Study – the Village is looking to pay more than the minimum amount to avoid large increases in the future.

Ms. Nicholls reported on the following:

- Plein Air – the events are online and the event is getting a good response with the number of artists, the kid's event, and the Thursday night event.

Patrick Droze reported on the following:

- Ann Arbor Street – Zito Construction is working hard (6 days a week/10 hour days) to complete the project. They did well in getting the water main installed but have had some problems with service connections. They have a couple of tie ins to complete and want to have the roads done by Dexter Daze but may have to wait to complete the decorative work until after Dexter Daze. Will be adding a few drive ways where there aren't any and removing one.

## 6. President's Report

Mr. Keough submits his report as per packet. In addition Mr. Keough reported on the following:

- At our last meeting there were concerns regarding the fireworks at Dexter Daze. The committee has done a good job of further explaining the process which is included in the Consent Agenda.
- Officially notified Council and the audience of intent to run for City Mayor in the November election.

## **J. CONSENT AGENDA**

1. Consideration of: Bills and Payroll in the amount of \$372,393.07
2. Consideration of: Dexter Daze Permit for Use of Parks for Fireworks/Traffic & Crowd Control Plan
3. Consideration of: WAVE Public Transportation Contracts for the period July 1, 2014 through June 30, 2015

Motion Fisher; support Knight to approve items 1, 2 and 3 of the Consent Agenda.

Unanimous voice vote approval.

## **K. OLD BUSINESS-Consideration and Discussion of:**

1. Discussion of: Incorporation as a City Next Steps-Notice of Petition Availability Advertisement

Ms. Nicholls reported on the election notice and that the ballot language has been approved by the county.

## **L. NEW BUSINESS-Consideration of and Discussion of:**

1. Consideration of: Combined Site Plan Review for Victoria Condominiums at Dexter Crossings

Motion Cousins; support Carson based on the information provided by the applicant, the provisions set forth in Section 21.04 subsection E.6 and the Planning Commission's recommendation, the Village Council moves to approve the Combined Site Plan for the Victoria Condominiums of the Dexter Crossing Planned Unit Development with the following stipulations:

- 1) Follow the recommendation from F&V regarding existing foundations
- 2) Add an amendment to the Master Deed that describes regular lawn mowing and landscape maintenance tasks and a schedule that identifies when these maintenance tasks will be completed during construction.

Ayes: Cousins, Fisher, Knight, Semifero, Tell, Carson and Keough

Nays: None

Motion carries

2. Consideration of: Recommendation to Hire Robert Mester as a Public Utility Operator effective July 28, 2014

Motion Semifero; support Fisher to hire Robert Mester as a Public Utility Operator effective July 28, 2014.

Ayes: Fisher, Knight, Semifero, Tell, Carson, Cousins and Keough

Nays: None

Motion carries

3. Consideration of: Recommendation from the Planning Commission to Amend Articles 8 and 10 of the Zoning Ordinance

Motion Semifero; support Knight to approve the recommendations from the Planning Commission to amend Articles 8 and 10 of the Zoning Ordinance.

Ayes: Knight, Semifero, Tell, Carson, Cousins, Fisher and Keough

Nays: None

Motion carries

4. Consideration of: Redevelopment Ready Communities Memorandum of Understanding and Resolution of Adoption

Motion Fisher; support Carson be it resolved that the Village of Dexter is interested in securing certification from the MEDC under the Redevelopment Ready Communities Program as a Redevelopment Ready Community and to receive assistance from the Program in promoting sites within the Community. And be it further resolved that, in the furtherance of its participation in the certification program, the Village Council of the Village of Dexter hereby approves the Redevelopment Ready Communities Joint Memorandum of Understanding between the Village and the MEDC.

Ayes: Semifero, Tell, Carson, Cousins, Fisher, Knight and Keough

Nays: None

Motion carries

5. Consideration of: Resignation letter and (2) requests for close out of service from Village Manager Donna Dettling

Motion Cousins; support Carson to accept the resignation letter and the two requests for close out of service from Village Manager Donna Dettling.

Ayes: Tell, Carson, Cousins, Fisher, Knight, Semifero and Keough

Nays: None

Motion carries

#### **M. COUNCIL COMMENTS**

Carson	In regards to the comments made by Mr. Murphy regarding the sound system, will talk with the Senior Center and they may be willing to work with the Village on the issue.
Tell	None
Knight	None
Jones	Once again thanked Scott for keeping Ann Arbor Street construction equipment away from St. Andrew's for another funeral.
Semifero	None
Fisher	None
Cousins	Thanked Mrs. Dettling for all the good years and memories.

**N. NON-ARRANGED PARTICIPATION**

None

**O. CLOSED SESSION FOR THE PURPOSE OF DISCUSSING THE  
POTENTIAL PURCHASE OF PROPERTY IN ACCORDANCE WITH  
MCL 15.268**

Motion Fisher; support Cousins to move into closed session for the purpose of discussing the potential purchase of property at 10:32 PM.

Ayes: Carson, Cousins, Fisher, Knight, Semifero, Tell and Keough

Nays: None

Motion carries

Motion Fisher; support Semifero to leave closed session at 10:57 PM.

Ayes: Cousins, Fisher, Knight, Semifero, Tell, Carson and Keough

Nays: None

Motion carries

**P. ADJOURNMENT**

Motion Tell; support Knight to adjourn at 10:58 PM.

Unanimous voice vote approval

Respectfully submitted,

Carol J. Jones  
Clerk, Village of Dexter

Approved for Filing: July 28, 2014

**VILLAGE OF DEXTER  
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION REGARDING THE REDEVELOPMENT READY COMMUNITIES (RRC) PROGRAM OF THE MICHIGAN  
ECONOMIC DEVELOPMENT CORPORATION (MEDC)**

Minutes of a Meeting of the Village Council of the Village of Dexter, County of Washtenaw, Michigan, held in the Dexter Senior Center, 7720 Ann Arbor Street of said Village on July 14, 2014, at 7:30 o'clock P.M. Prevailing Eastern Time.

PRÉSENT: Council Trustees Carson, Fisher, Semifero, Cousins, Knight, Tell, and Keough

ABSENT: Council Trustees None

The following preamble and Resolution were offered by Trustee Fisher and supported by Trustee Carson.

WHEREAS, The Village of Dexter strives to actively engage stakeholders to envision and plan for the future; and

WHEREAS, The Village of Dexter includes within its boundaries properties that present opportunities for redevelopment; and

WHEREAS, Development and refinement of Best Practices and strategies for redevelopment are of benefit to the economic vitality of the community; and

WHEREAS, The Village of Dexter has been selected for participation in the Redevelopment Ready Communities certification program of the Michigan Economic Development Corporation; and


WHEREAS, The Redevelopment Ready Communities certification program includes entry into a Memorandum of Understanding between a Community and the Michigan Economic Development Corporation (MEDC) toward an evaluation and assessment of current redevelopment processes and recommends strategies for implementation of Best Practices

NOW, THEREFORE, BE IT RESOLVED, that the Village of Dexter is interested in securing certification from the MEDC under the Redevelopment Ready Communities Program ("Program") as a Redevelopment Ready Community ("RRC") and to receive assistance from the Program in promoting sites within the Community.

BE IT FURTHER RESOLVED that, in furtherance of its participation in the certification program, the Village Council of the Village of Dexter hereby approves the Redevelopment Ready Communities Joint Memorandum of Understanding between the Village and the MEDC, in the form attached hereto.

# **CERTIFICATION**

I hereby certify that the foregoing is a true and complete Washtenaw, and State of Michigan, at a regular meeting held this 14<sup>th</sup> day of July, 2014, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

  
Carol J. Jones, Clerk  
Village of Dexter